BUILDING EDGE AND ARCHITECTURE

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Intent

- To ensure the form and scale of buildings create a viable urban streetscape.
- To ensure high quality, sustainable development that adapts to changing conditions over time.

Principles

- Design all sites and buildings to promote pedestrian activity and provide an active, continuous, pedestrian-oriented street edge along public sidewalks. Particular attention should be paid to lower floors.
- Design sites and buildings to provide visual variety and enhance Downtown's overall sense of place.
- Ensure that the scale of buildings enhances the public realm, and complements the scale of neighboring structures, particularly adjacent historic buildings.
- Regulate building heights and orientation to protect and enhance views to and from established landmarks, natural features, and skylines.
- Design buildings that reflect the time in which the structures are built, respecting the development context and local history.
- Choose durable exterior building materials to ensure visual attractiveness and protect the interior space of a building. Exterior materials and glazing choices should consider existing and future noise issues common to mixed-use communities.
- Ensure that building façades visible from public spaces contribute to an attractive streetscape and skyline.
- Locate surface parking, individual garages, and large parking garages to reduce visual impact.
- Building corners should be celebrated, create visual interest and provide continuity across streets and around street corners.

Buildings should relate to each other in scale and create a consistent building edge that frames and activates the public realm.

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Building Location, Orientation, and Setback Standards

- Buildings shall face the street or other public spaces.
- Buildings shall have a setback of no more than five (5) feet from the back of the sidewalk.

Building Location, Orientation, and Setback Guideline

- Where streets terminate with a view, ensure that buildings are on axis with the street, and promote high quality design for terminating buildings.

Minimum Building Height Standards

- All newly constructed buildings shall be a minimum of three (3) stories in height along the following streets:
    - Belknap Street
    - Calhoun Street
    - Cherry Street
    - Commerce Street
    - Henderson Street
    - Houston Street
    - Jones Street
    - Lancaster Avenue
    - Main Street
    - Samuels Avenue
    - Summit Avenue
    - Texas Street
    - Throckmorton Street
    - W. 7th Street
    - Weatherford Street

The Commerce/Jones corridor is prime for infill urban development. The development scenario below illustrates the importance of terminating an axis, and what minimum setbacks and building heights can do to help create a vibrant urban form.

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Façade Standards

- The ground floor of buildings shall include architectural relief at least every 30 feet. This relief may include, but is not limited to, the following:
    - Doors
    - Change in depth
    - Columns or posts
    - Windows
    - Changes in materials
- Changes to existing building façades shall be consistent with existing architecture, architectural features, and floor plans.
- The ground level shall be designed to allow conversion to retail or other active uses if not feasible initially.
- All new buildings shall differentiate between the first and second floor.

Façade Guideline

- Long façades and blank walls should be broken up with articulation or other architectural treatments.

Variation and sensitive detailing, related to the public realm, is imperative when creating a quality pedestrian experience. Clear visual division between street level and upper floors is important. Design elements such as entries, windows, balconies, awnings, and bays all provide visual interest.

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Fenestration and Glazing Standards

- Fenestration and glazing shall be provided. Overly tinted, reflective, or opaque glass is not allowed on the ground floor of buildings.
- Street-facing façades shall have windows.
- Windows, floors, stoops, and porches shall open out to the street.
- Primary building entrances shall be clearly articulated using the following:
    - ♦ Awnings
    - ♦ Canopies
    - ♦ Recessed entry
    - ♦ Incorporated as an arcade in the architecture
    - ♦ Other similar treatments may be considered on a case-by-case basis by the DDRB

Fenestration Guidelines

- Corner entrances are encouraged for strong visibility at intersections. Where office, retail, and entertainment spaces coexist, consider placing the retail entrances and prime exposure at the corners and the office entrances at mid-block locations.
- Operable windows are strongly encouraged for all buildings.

Fencing Standards

- Walled-off or fenced-off developments are not allowed.
- Private patio, yard, or sidewalk dining area shall be bordered by open railing measuring maximum four (4) feet from ground level.
- Bringing restaurant and retail activities out to the sidewalk is strongly encouraged, where unobstructed pedestrian walking is maintained. Railings for outdoor dining shall not extend into the pedestrian way.
- Chain-link fences are prohibited.

A building's architecture should include elements such as corner entrances, and consider the interaction at the street level. In addition, outdoor seating is a great way to enhance pedestrian engagement.

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Covered Sidewalk Standards

- Covered sidewalks on Main Street are not allowed. Applications will be considered on a case-by-case basis using the intent and principles of this chapter as guidance.

Exterior Lighting Standards

- Lighting shall be designed in a manner to avoid disturbances and glare onto adjacent properties.

  Exception:

  If an applicant can demonstrate that lighting will not contribute to light pollution and glare, they may be granted approval by the DDRB.

Exterior Lighting Guideline

- Building-mounted lighting on façades, or other accent lighting on architectural features is encouraged.

Exterior lighting on a façade provides additional illumination within the environment and has potential for creating design effects.

This copper awning provides visual interest, shade, and protection to pedestrians below.

These exterior light are compatible with these buildings in terms of design, material, use, size, scale, color, and brightness.

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Material Standards

New building façades facing public areas shall conform to the following material standards. Creative design is encouraged, and projects that incorporate unlisted materials may be submitted for review. Building material selection and exterior wall design should consider the noise potential inherent in mixed use districts.

- Primary materials shall consist of the following:
  - Brick
  - Stone, or stone veneer with cavity wall construction
  - Stucco
  - Glass curtain wall system
  - Metal panels – individual or curtain wall systems
  - Concrete – finish should be to an architectural level
  - Wood
  - Cement composite board
  - Tile – terra cotta, porcelain, or ceramic
- The following material may be used as accents and trim:
  - All primary materials listed above
  - Metal – galvanized, painted, or ornamental
  - Pre-cast masonry (trim and cornice only)
  - EIFS (exterior insulation and finish system) above the first floor
  - Concrete fiber simulated wood siding
- Inappropriate materials
  - Applied stone without cavity wall construction
  - Vinyl or aluminum siding
  - Mirrored glass
  - EIFS below the first floor

Roof Standards

- Roof shape and roofing materials shall be harmonious with existing buildings and overall building design.
- Parapets shall be high enough to screen all roof-mounted equipment from the view of pedestrians.
- Wind and solar energy devices visible from the public right of way require DDRB approval.

Material choice is important when establishing context and extends above the roof when choices are made for screening mechanical equipment.

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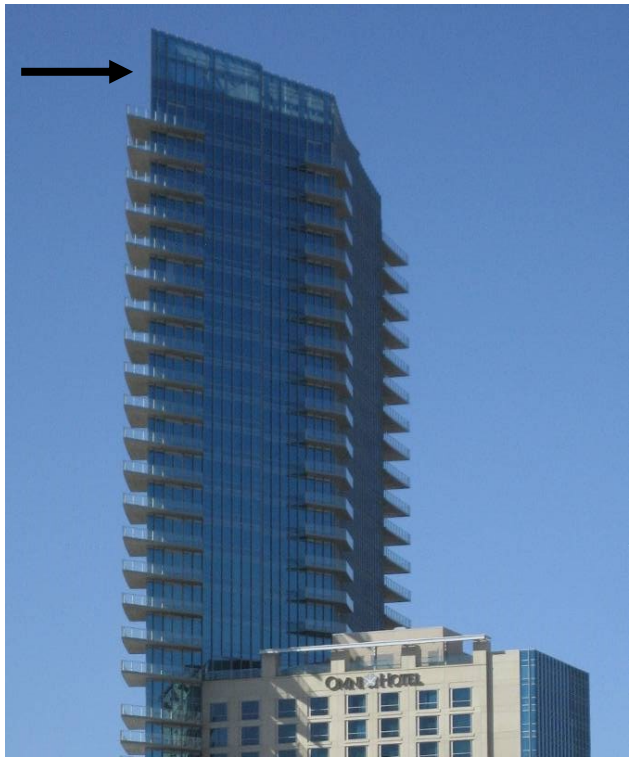
Building Equipment and Service Area Standards

Building equipment and service areas include, but are not limited, to the following:

- Rooftop equipment
- Mechanical and electrical equipment and conduit
- Ducts
- Piping
- Fire equipment
- Water backflow devices
- Trash facilities
- Recycling facilities
- Utilities
- Satellite dishes
- Solar collectors
- Antennas
- Loading and unloading areas
- Drainage facilities

- Building equipment and service areas shall be designed and located so that they are not the primary building feature or interfere with pedestrian and/or vehicular circulation.
- Equipment and service areas shall be incorporated into the design of the building and combined when possible.
- Dumpsters shall be located at the rear of the property and/or out of sight from any street and screened from public view.
- Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below.
- Visible equipment shall be constructed of non-reflective material and screened to the greatest extent possible.
- Screening materials shall complement the architectural style of the building.
- Macrocell phone antennas shall be screened by the parapet or mounted to the parapet flush with the top of the parapet and be painted to match. Microcell phone antennas shall be mounted in an inconspicuous location and painted to match.

Screening of mechanical, electronic, and communication equipment on the roof should be organized, proportioned, detailed, and colored to be an integral element of the building as seen from points of high elevation, streets, and adjacent residences.



Rooftops of buildings could include landscaped decks or terraces designed in such a way that mechanical equipment, elevator overruns, and stair towers are housed within structures that are part of the composition of the building.

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Historic Preservation

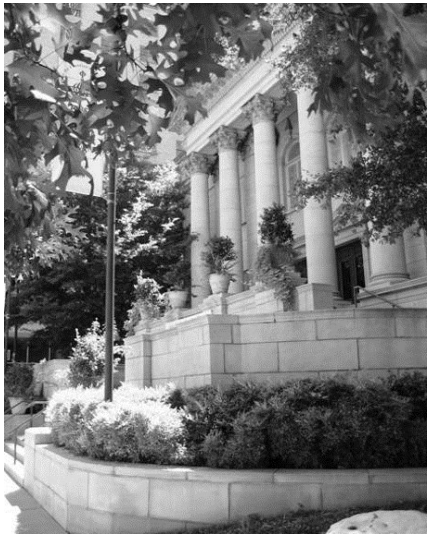
The goal of historic preservation is to preserve and adaptively reuse remaining historic and architectural resources, and to make sure that new construction complements the adjacent historic and architecturally significant buildings. The character of historically and architecturally significant structures without local, state, or national designation should also be respected. Property owners planning exterior changes to these buildings should take into consideration their unique character.

Downtown Fort Worth has over 100 identified historic buildings. The preservation and adaptive reuse of historic buildings has been a focal point of the rebirth of Downtown Fort Worth. The Sundance area owes its unique character and authentic feel to the comfortable mix of the old with the new.

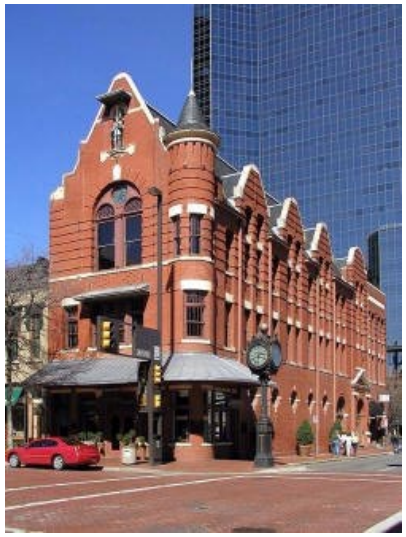
Even with existing successful projects, there are still many more historic resources that are not yet rehabilitated. Every effort should be made to restore historic buildings in a manner consistent with the character of their original state. Rehabilitation is the process of returning a property to a condition that makes contemporary use possible, while still preserving features of its historic, architectural, and cultural significance.

Texas & Pacific (T&P) Railway Terminal has been successfully rehabilitated into condominiums. The original structure (right) was constructed in 1931. With the construction of the low-rise structure (left), the T&P terminal reopen as condominiums in 2006. The new addition is subordinate in location and architecturally compatible with the historic structure.

First Christian Church



Knights of Pythias Castle Hall



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Temporary Construction Facility Standards

Temporary construction offices, storage sheds, trailers, barricades, and fences will be allowed as necessary during the construction of a permanent building.

- Such facilities shall be placed as inconspicuously as possible to the general public and/or neighboring property owners.
- Temporary construction facilities are approved by staff.

Construction Trailer Location Standards

- Trailers must be located within the designated limits of construction.
- Under certain circumstances, approval may be given to locate construction trailers at another location. Approval shall be limited to cases where site characteristics make it difficult or impractical to locate a trailer on the construction site.

Construction Trailer Location Guidelines

Temporary screening materials along the fenced construction area are allowed, to minimize the visual impact of the construction areas and fencing.

- Screening designs should have elements or references to the associated building under construction, with the exception of art projects on the construction fence. It is not permitted to advertise for any off-site or non-property related entity (e.g., general contractor, financial institution).
- Artistic/creative designs on the construction fence are encouraged, where appropriate.
- Designs should be complementary to the existing permanent signs on site.

Appropriate temporary construction fences are necessary to limit public access to hazardous areas during the construction phase and to ensure the safety of both pedestrians and motorists. In addition, construction fences provide an opportunity to showcase projects or provide temporary art displays.